

AKERMAN LLP

1160 TOWN CENTER DRIVE, SUITE 330
LAS VEGAS, NEVADA 89144
TEL.: (702) 634-5000 – FAX: (702) 380-8572

DARREN T. BRENNER, ESQ.
Nevada Bar No. 8386
THERA A. COOPER, ESQ.
Nevada Bar No. 13468
AKERMAN LLP
1160 Town Center Drive, Suite 330
Las Vegas, Nevada 89144
Telephone: (702) 634-5000
Facsimile: (702) 380-8572
Email: darren.brenner@akerman.com
Email: thera.cooper@akerman.com

*Attorneys for BAC Home Loans
Service, LP fka Countrywide Home Loans
Service, LP, Carrington Mortgage Services, and
Mortgage Electronic Registration Systems, Inc.*

**UNITED STATES DISTRICT COURT
DISTRICT OF NEVADA**

RJRN HOLDINGS, LLC,

Plaintiff,

vs.

RHONDA DAVIS; BAC HOME LOANS
SERVICING, LP FKA COUNTRYWIDE
HOME LOANS SERVICING, LP;
CARRINGTON MORTGAGE SERVICES;
HACIENDA NORTH HOMEOWNERS'
ASSOCIATION; and DOES 1 through 10,
inclusive; ROE CORPORATIONS 1 through 10,
inclusive,

Defendants.

RH KIDS, LLC,

Third-Party Plaintiff,

vs.

RHONDA DAVIS; BAC HOME LOANS
SERVICING, LP FKA COUNTRYWIDE
HOME LOANS SERVICING, LP;
CARRINGTON MORTGAGE SERVICES;
HACIENDA NORTH HOMEOWNERS'
ASSOCIATION; and DOES 1 through 10,
inclusive; ROE CORPORATIONS 1 through 10,
inclusive,

Third-Party Defendants.

Case No.: 2:15-CV-1257-JCM-NJK

**STIPULATION AND ORDER
CERTIFYING COURT'S MARCH 1, 2017
ORDER AS FINAL PURSUANT TO FRCP
54(b)**

1 BAC HOME LOANS SERVICING, LP FKA
2 COUNTRYWIDE HOME LOANS
SERVICING, LP,

3 Counterclaimant,

4 vs.

5 RH KIDS, LLC, a limited liability company of
6 unknown origin; RJRN HOLDINGS, LLC, a
Nevada limited liability company; REX
7 ARCHAMBAULT, an individual,

8 Counter-Defendants.

9 Defendants BAC Home Loans Servicing, LP fka Countrywide Home Loans Servicing, LP
10 (**Bank of America**), Carrington Mortgage Services, LLC (**Carrington**), and Mortgage Electronic
11 Registration Systems, Inc. (**MERS**) (collectively, **Defendants**), Plaintiff RJRN Holdings, LLC
12 (**RJRN**), Third-Party Plaintiff RH Kids, LLC (**RH Kids**), and Counter-Defendant Rex Archambault
13 (collectively with RJRN and RH Kids, **Plaintiffs**) (collectively with Defendants, the **Parties**) hereby
14 stipulate that this Court's Order (ECF No. 89) granting RH Kids' motion for summary judgment
15 (ECF No. 78) and denying Defendants' motion for summary judgment (ECF Nos. 76, 77) should be
16 certified as final pursuant to FED. R. CIV. P. 54(b).

17 1. This is an HOA super-priority lien case. RJRN, who purchased the Property at
18 Hacienda North Homeowners Association's (**HOA**) foreclosure sale, asserted claims against Bank of
19 America, Carrington, the HOA, and Rhonda Davis for quiet title/declaratory relief and injunctive
20 relief. RJRN also asserted a slander of title claim against Bank of America and Carrington. (ECF
21 No. 4-1).

22 2. RJRN subsequently dismissed its claims against the HOA in exchange for a
23 disclaimer of fees and assessments. (ECF Nos. 11, 12).

24 3. Rhonda Davis was dismissed from this action. (ECF No. 15).

25 4. After filing its complaint, RJRN sold the Property to RH Kids, who intervened as a
26 Third-Party Plaintiff on February 23, 2016. (ECF Nos. 20, 23). RH Kids then filed a Third-Party
27 Complaint, in which it asserted claims against Defendants and Davis for quiet title/declaratory relief
28 and injunctive relief. (ECF No. 28).

1 5. Bank of America answered the Third-Party Complaint, and asserted counterclaims
2 against Plaintiffs for quiet title/declaratory relief and unjust enrichment, and asserted a counterclaim
3 for injunctive relief against RH Kids. (ECF No. 40).

4 6. Defendants moved to dismiss RJRN's claims in their entirety. (ECF No. 47).
5 Defendants moved for summary judgment on RH Kids quiet title and declaratory relief claims and
6 Bank of America's quiet title and declaratory counterclaims. (ECF Nos. 76, 77). RH Kids moved
7 for summary judgment on all of its claims. (ECF No. 78).

8 7. On February 15, 2017, this Court granted Defendants' motion to dismiss with respect
9 to RJRN's claims for injunctive relief and slander of title, and denied it with respect to RJRN's quiet
10 title/declaratory relief claim. (ECF No. 87).

11 8. On March 1, 2017, this Court granted RH Kids' motion for summary judgment on its
12 quiet title claim, and denied Defendants' motion for summary judgment. (ECF No. 89).

13 9. The only remaining claims are RJRN's quiet title claim (which is likely mooted by its
14 transfer of the Property to RH Kids), Bank of America's unjust enrichment claim (which is likely
15 mooted by the Court's order quieting title in RH Kids' favor), and RH Kids' claims against Rhonda
16 Davis (who has not appeared in this matter).

17 10. Because this Court's March 1, 2017 resolved most of the parties' substantive claims,
18 and an appeal would expedite the resolution of this litigation, there is no just reason to delay the
19 appeal of this matter.

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11. Based on the foregoing, the Parties respectfully request that this Court certify as final its March 1, 2017 Order (ECF No. 89) pursuant to FED. R. CIV. P. 54(b) and order the clerk to enter judgment accordingly, as there is no just reason to delay the appeal of this matter.

DATED: April 3, 2017

DATED: April 3, 2017.

THE LAW OFFICES OF MIKE BEEDE, PLLC

AKERMAN LLP

/s/ Michael Beede

MICHAEL BEEDE, ESQ.

Nevada Bar No. 13068
2470 Saint Rose Parkway
Henderson, Nevada 89074
Telephone: (702) 473-8406

Attorney for RJRN Holdings, LLC, RH Kids, LLC, and Rex Archambault

/s/ Thera A. Cooper

DARREN T. BRENNER, ESQ.

Nevada Bar No. 8386
THERA A. COOPER, ESQ.
Nevada Bar No. 13468
1160 Town Center Drive, Suite 330
Las Vegas, Nevada 89144
Telephone: (702) 634-5000
Facsimile: (702) 380-8572

Attorneys for BAC Home Loans Servicing, LP
fka Countrywide Home Loans Servicing, LP,
Carrington Mortgage Services, LLC, and
Mortgage Electronic Registration Systems,
Inc.

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**UNITED STATES DISTRICT COURT
DISTRICT OF NEVADA**

RJRN HOLDINGS, LLC,

Case No.: 2:15-CV-1257-JCM-NJK

Plaintiff,

vs.

**ORDER CERTIFYING COURT'S
MARCH 1, 2017 ORDER AS FINAL
PURSUANT TO FRCP 54(b)**

RHONDA DAVIS; BAC HOME LOANS
SERVICING, LP FKA COUNTRYWIDE
HOME LOANS SERVICING, LP;
CARRINGTON MORTGAGE SERVICES;
HACIENDA NORTH HOMEOWNERS'
ASSOCIATION; and DOES 1 through 10,
inclusive; ROE CORPORATIONS 1 through 10,
inclusive,

Defendants.

RH KIDS, LLC,

Third-Party Plaintiff,

vs.

RHONDA DAVIS; BAC HOME LOANS
SERVICING, LP FKA COUNTRYWIDE
HOME LOANS SERVICING, LP;
CARRINGTON MORTGAGE SERVICES;
HACIENDA NORTH HOMEOWNERS'
ASSOCIATION; and DOES 1 through 10,
inclusive; ROE CORPORATIONS 1 through 10,
inclusive,

Third-Party Defendants.

BAC HOME LOANS SERVICING, LP FKA
COUNTRYWIDE HOME LOANS
SERVICING, LP,

Counterclaimant,

vs.

RH KIDS, LLC, a limited liability company of
unknown origin; RJRN HOLDINGS, LLC, a
Nevada limited liability company; REX
ARCHAMBAULT, an individual,

Counter-Defendants.

Based on the stipulation filed by Defendants BAC Home Loans Servicing, LP fka
Countrywide Home Loans Servicing, LP (**Bank of America**), Carrington Mortgage Services
(**Carrington**), and Mortgage Electronic Registration Systems, Inc. (**MERS**) (collectively,

1 **Defendants**), Plaintiff RJRN Holdings, LLC (**RJRN**), Third-Party Plaintiff RH Kids, LLC (**RH**
 2 **Kids**), and Counter-Defendant Rex Archambault (collectively with RJRN and RH Kids, **Plaintiffs**)
 3 (collectively with Defendants, the **Parties**), this Court's Order (ECF No. 89) granting RH Kids'
 4 motion for summary judgment (ECF No. 78) and denying Defendants' motion for summary
 5 judgment (ECF Nos. 76, 77) is certified as final pursuant to FED. R. CIV. P. 54(b). This Court
 6 expressly finds that there is no just reason for delaying the appeal of this Court's Order, and the clerk
 7 is expressly directed to enter judgment in Plaintiff's favor accordingly.

8 DATED: April 6, 2017.

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 10 **THE HONORABLE JAMES C. MAHAN**

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 12 **UNITED STATES DISTRICT COURT JUDGE**
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